



**207, 6220 17th Avenue SE, Calgary, Alberta - \$162,500**



Main Photo

## Property Description

Step into a home that immediately feels comfortable and welcoming. With nearly 1,200 sq. ft. of living space, 3 bedrooms, and 2 bathrooms, the open-concept floor plan makes it the perfect place to gather for family dinners, host friends, or simply relax after a long day. Large windows fill the space with natural light.

The primary suite is spacious enough for a king bed, complete with a walk-in closet and a private ensuite bathroom. Two additional bedrooms provide flexibility to suit your needs, whether that's creating a cozy space for kids, welcoming overnight guests, or setting up a quiet home office.

Outside, this home sits on one of the larger lots in Calgary Village ideal for summer barbecues or space for kids to play. Parking for up to three vehicles adds to the convenience.



Just across the street, Elliston Park invites you to connect with nature on walking paths and bike trails. East Hills shopping, dining, Costco, and theatres are only minutes away, while nearby schools and transit keep everything within reach.

Move-in ready and designed for comfort, this home offers the perfect balance of affordability, convenience, and lifestyle. It's more than a place to live—it's a place to truly feel at home

## REALTOR Referral

---



REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

*Courtesy Of: Royal LePage Benchmark*

